



Baltimore County
Department of Planning

Quarterly Subdivision Report

First Quarter

January 1, 2016 – March 31, 2016

Table of Contents

Introduction	2
Policy Frame Work	2
Development Summary	4
Residential Development.....	6
Non-Residential Development.....	9
Appendix	10
1620 York Road	11
2704 Spring Hill Road	12
7536 Belair Road	13
Advance Auto Parts.....	14
Family Dollar Store.....	15
Greenleigh at Crossroads.....	16
Myers & Orth Property	17
Nottingham Square.....	18
Noxell Property.....	19
Quad Investments Property	20
Rupprecht Property.....	21
Stewart Property	22
The Preserve at Fallowfields	23
The Shops at Kenilworth	24
TLBT LLC Development Plan	25

Introduction

This issue of the Quarterly Subdivision Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning January 1, 2016 and ending March 31, 2016. The Report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of May 2016. Detailed information on each of the approved development plans in the reporting quarter is presented in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Policy Framework

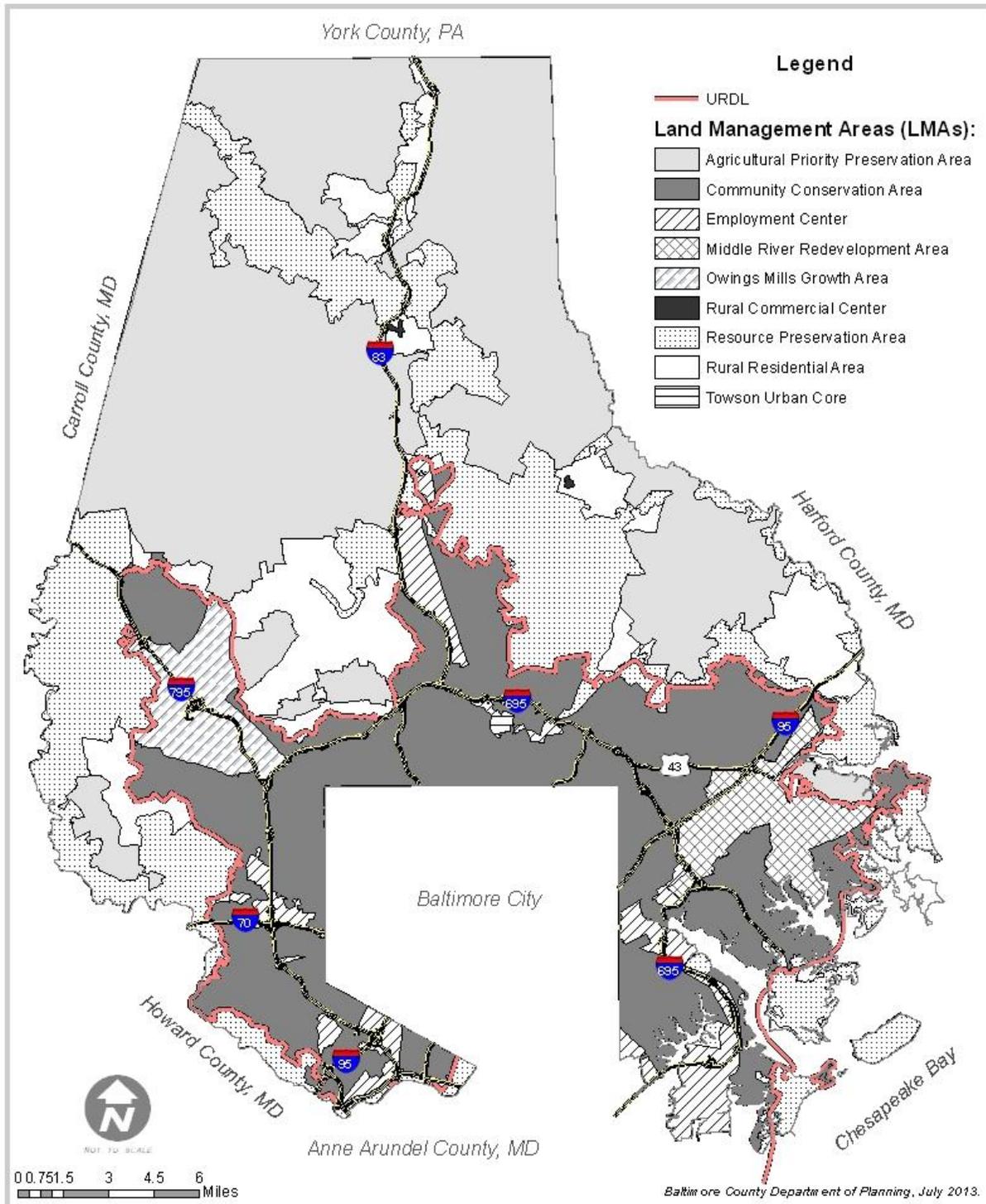
Baltimore County, Maryland, instated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the application of the *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The following map and table illustrates the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



LMA Code	LMA Name	URDL Location
CCA	Community Conservation Area	Urban
EC	Employment Center	Urban
EC HV	Employment Center - Hunt Valley	Urban
MRRA	Middle River Redevelopment Area	Urban
OMGA	Owings Mills Growth Area	Urban
TUC	Towson Urban Center	Urban
APPA	Agricultural Priority Preservation Area	Rural
RCC	Rural Commercial Center	Rural
RPA	Resource Preservation Area	Rural
RRA	Rural Residential Area	Rural

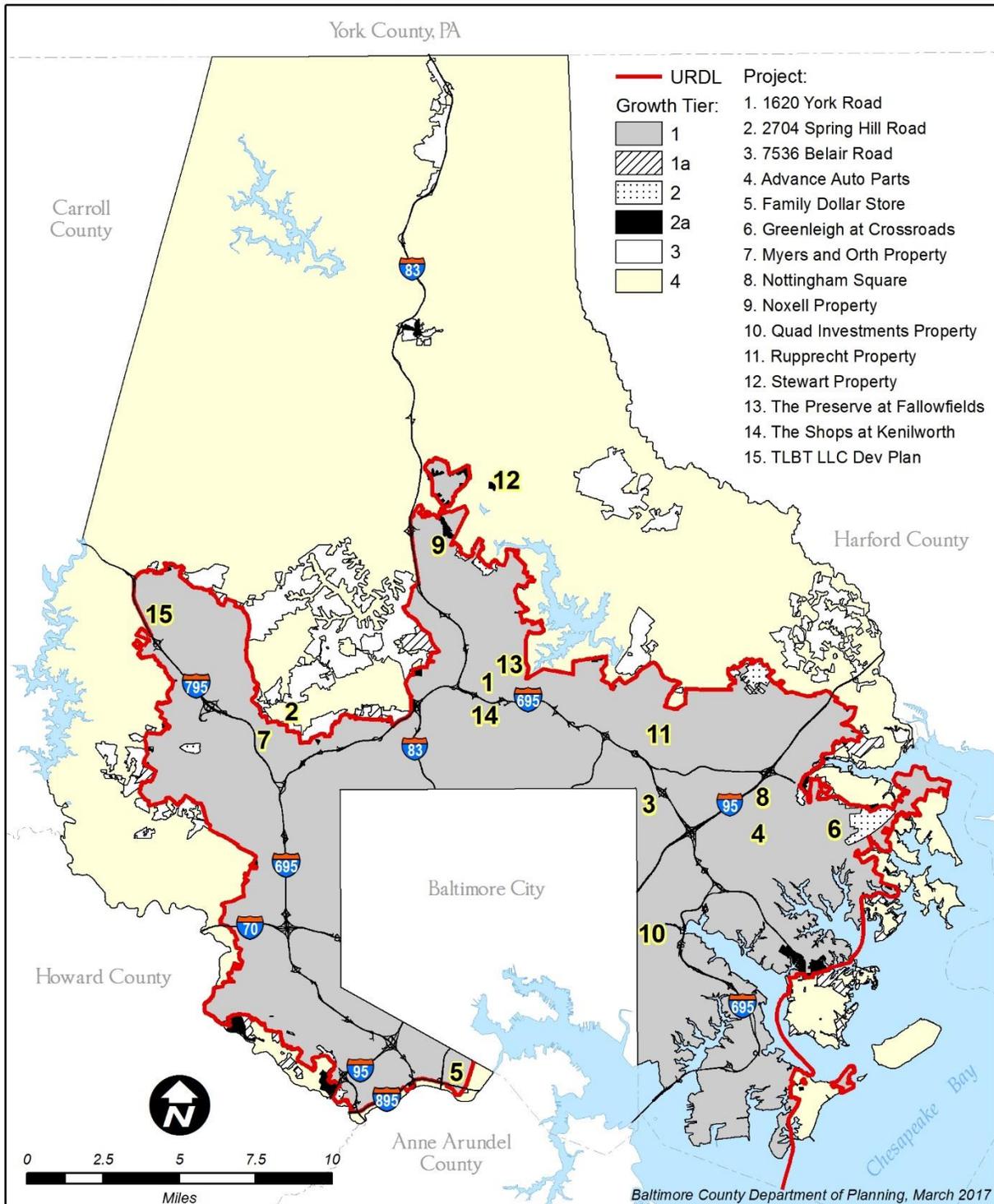
Development Summary

During the 1st quarter of 2016, Baltimore County approved 15 development plans. During this reporting period, two major developments, three minor developments and ten Limited developments were approved (Figure 1). All but two of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 1st Quarter, 2016

Map Key	Project Name	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	1620 YORK ROAD	LIMITED	COMMERCIAL	BL, DR 3.5	1.47	CCA	1
2	2704 SPRING HILL RD	MINOR	SFD	RC 2	1.410	RRA	4
3	7536 BELAIR ROAD	LIMITED	COMMERCIAL	DR 5.5, BL	2.1900	CCA	1
4	ADVANCE AUTO PARTS	LIMITED	COMMERCIAL	BR-AS, BR, ML-AS	1.480	MRRA	1
5	FAMILY DOLLAR STORE	LIMITED	COMMERCIAL	BL-AS	0.83	CCA	1
6	GREENLEIGH AT CROSSROADS-RESIDENTIAL	LIMITED	MIXED	ML-IM-4	176.510	MRRA	1
7	MYERS & ORTH PROPERTY	MINOR	SFD	DR 1	3.388	OMGA	1
8	NOTTINGHAM SQUARE	LIMITED	COMMERCIAL	BM, ML-IM	40.000	CCA	1
9	NOXELL PROPERTY	LIMITED	OFFICE	ML-IM	3.060	EC	1
10	QUAD INVESTMENTS PROPERTY	LIMITED	MIXED	MH-IM	19.286	EC	1
11	RUPPRECHT PROPERTY	MINOR	SFD	DR 5.5	1.000	CCA	1
12	STEWART PROPERTY	MAJOR	SFD	RC 6	35.000	APPA	4
13	THE PRESERVE AT FALLOWFIELDS	MAJOR	SFD	DR 2	16.249	CCA	1
14	THE SHOPS AT KENILWORTH	LIMITED	COMMERCIAL	BM, DR 5.5	8.127	EC	1
15	TLBT LLC DEVELOPMENT PLAN	LIMITED	COMMERCIAL	BM-AS	2.850	CCA	1

Approved Development Plans, 1st Quarter, 2016



Residential Development

In the 1st quarter of 2016, Baltimore County approved 1,029 housing units, 68% being single-family attached units. (See Figure 2). There were 321 single family detached and 708 single family attached. There were no single-family semi-detached or multi-family units developed in the reporting quarter. All but 11 units are in land management areas that are inside the URDL and are Growth Tier 1. (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 1st Quarter 2016.

Map Key	Project Name	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
2	2704 SPRING HILL ROAD	RRA	4	MINOR	SFD	1	0	0	0	1
6	GREENLEIGH AT CROSSROADS-RESIDENTIAL	MRRA	1	LIMITED	SFD	289	0	708	0	997
7	MYERS & ORTH PROPERTY	OMGA	1	MINOR	SFD	2	0	0	0	2
11	RUPPRECHT PROPERTY	CCA	1	MINOR	SFD	3	0	0	0	3
12	STEWART PROPERTY	APPA	4	MAJOR	SFD	10	0	0	0	10
13	THE PRESERVE AT FALLOWFIELDS	CCA	1	MAJOR	SFD	16	0	0	0	16
SUM:						321	0	708	0	1,029
Percentage:						31.20%	0.00%	68.80%	0%	100%

Source: Baltimore County Government, May 2016.

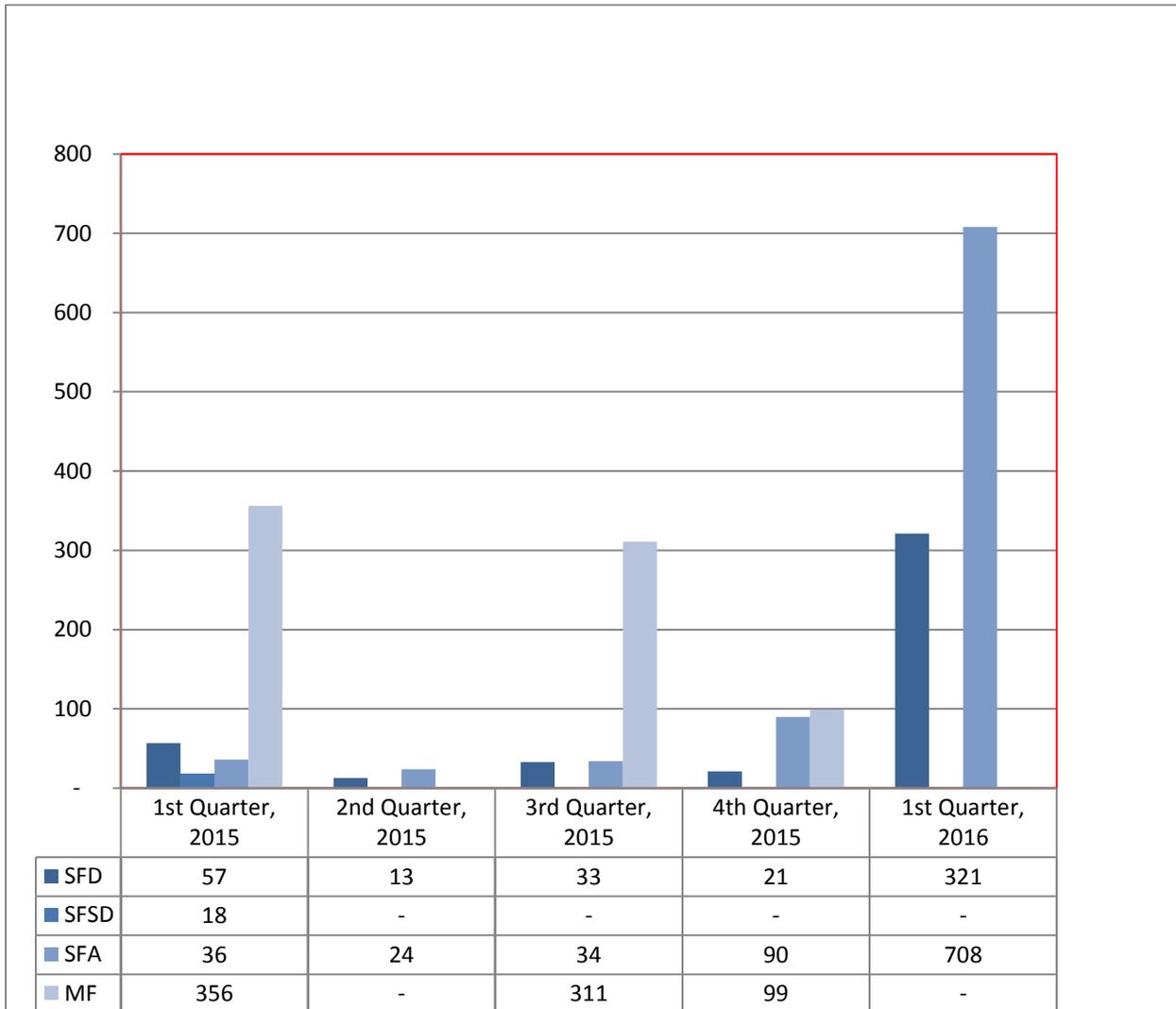
SFD: Single family detached. SFA: Single family attached.

SFSD: Single family semi-detached. MF: Multi-family.

Figure 3. Number of Units by LMA in Approved Development Plans, 1st Quarter, 2015 - 1st Quarter, 2016

LMA Code	LMA Name	1st Quarter, 2015	2nd Quarter, 2015	3rd Quarter, 2015	4th Quarter, 2015	1st Quarter, 2016	Total
APPA	Agricultural Priority Preservation Area	2	0	6	7	10	15
CCA	Community Conservation Area	465	11	336	42	19	873
EC	Employment Center	0	0	34	62	0	96
EC-HV	Employment Center-Hunt Valley	0	0	0	0	0	0
MRRA	Middle River Redevelopment Area	0	0	0	0	997	997
OMGA	Owings Mills Growth Area	0	26	0	99	2	127
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	0	0	0	0
RRA	Rural Residential Area	0	0	2	0	1	3
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	467	37	378	210	1,029	2,121

Figure 4. Units by Type in Approved Development Plans 1st Quarter 2015- 1st Quarter 2016



The graph in Figure 4 shows the approved development plans by type over the period beginning with the 1st quarter of 2015 continuing through the 1st quarter of 2016.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being applied.

In the period from 1st quarter 2015 to 1st quarter 2016, 1,643 units were approved for occupancy. Of them, 83.7% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 4th quarter of 2015, over 87% of new units with approved occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 1st Quarter, 2015 – 1st Quarter, 2016

Housing Type	1st Quarter, 2015	2nd Quarter, 2015	3rd Quarter, 2015	4th Quarter, 2015	1st Quarter, 2016	Total
SFD	98	109	127	122	95	551
SFSD	4	2	-	2	2	10
SFA	85	419	149	128	34	815
MF	-	140	-	127*	-	267
Sum	187	670	276	379	131	1,643

*= Senior Apartment Buildings

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 1st Quarter, 2016

LMA	SFD	SFSD	SFA	MF	Total
APPA	6	-	-	-	6
EC	-	-	6	-	6
CCA	61	2	20	-	83
MRRA	9	-	8	-	17
OMGA	5	-	-	-	5
RPA	6	-	-	-	6
RRA	8	-	-	-	8
TUC	-	-	-	-	0
Sum	95	2	34	0	131

Policy Area Type	# of Units	% Share of Total
Urban LMA	111	84.73%
Rural LMA	20	15.27%

Occupancy Permits by Growth Tier, 1st Quarter 2016

Growth Tier	SFD	SFSD	SFA	MF	Total	% Share of Total
1	79	2	34	-	115	87.79%
1a	1	-	-	-	1	0.76%
2	-	-	-	-	0	17.56%
2a	-	-	-	-	0	0.00%
3	6	-	-	-	6	4.58%
4	9	-	-	-	9	6.87%
Sum	95	2	34	0	131	100%

Non-Residential Developments

There were nine non-residential development plans approved in the 1st quarter of 2016 (Figure 7). The largest development consisted of a 31,400 square foot retail limited exemption approved within the Community Conservation Area (CCA) LMA.

Figure 7. Approved Non-Residential/Mixed Development Plans, 1st Quarter, 2016

Map Key	Project Name	LMA	Use Type	Track	Type	Industrial	Institution	Office	Restaurant	Retail	Other	Total	
1	1620 YORK ROAD	CCA	Proposed retail building	Limited	Commercial	-	-	-	-	16,150sf	-	16,150sf	
3	7536 BELAIR ROAD	CCA	Proposed Sudsville laundromat	Limited	Commercial	-	-	-	-	-	11,315sf	11,315sf	
4	ADVANCE AUTO PARTS	MRRA	Proposed retail building for auto parts	Limited	Commercial	-	-	-	-	6,912sf	-	6,912sf	
5	FAMILY DOLLAR STORE	CCA	Proposed Family Dollar store	Limited	Commercial	-	-	-	-	6,750sf	-	6,750sf	
8	NOTTINGHAM SQUARE	CCA	Proposed drive-thru addition to Chick-Fil-A	Limited	Commercial	-	-	-	633sf	-	-	633sf	
9	NOXELL PROPERTY	EC	Proposed storage building and servicing waterline	Limited	office	-	-	-	-	-	-	0sf	
10	QUAD INVESTMENTS PROPERTY	EC	Proposed Office/Warehouse	Limited	office	-	-	28,000sf	-	-	-	28,000sf	
14	THE SHOPS AT KENILWORTH	EC	Proposed 2nd floor addition	Limited	Commercial	-	-	-	-	-	20,730sf	20,730sf	
15	TLBT LLC DEVELOPMENT PLAN	CCA	Proposed Grocery Store	Limited	Commercial	-	-	-	-	31,400sf	-	31,400sf	
Source: Baltimore County Government, May 2016.						SUM:	0sf	0sf	28,000sf	633sf	61,212sf	32,045sf	121,890sf
						Percentage:	0%	0.00%	22.97%	0.53%	50.21%	26.29%	100%

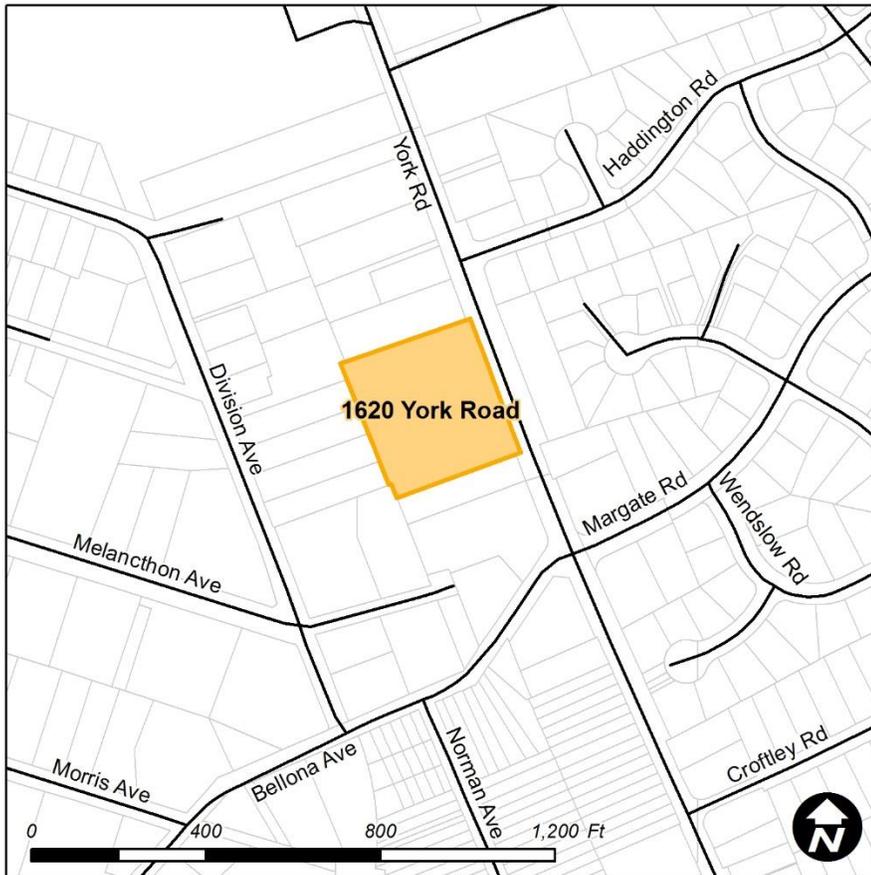
Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
COUNCIL DISTRICT.....	County Councilmanic District
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL..	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
LMA.....	Land Management Areas
GROWTH TIER I.....	Served by public sewer and inside the URDL
GROWTH TIER IA.....	Served by public sewer and outside the URDL
GROWTH TIER II.....	Planned for public sewer and inside the URDL
GROWTH TIER IIA.....	Planned for public sewer and outside the URDL
GROWTH TIER III.....	Large lot developments on septic
GROWTH TIER IV.....	Preservation and conservation areas. No major subdivisions on septic.

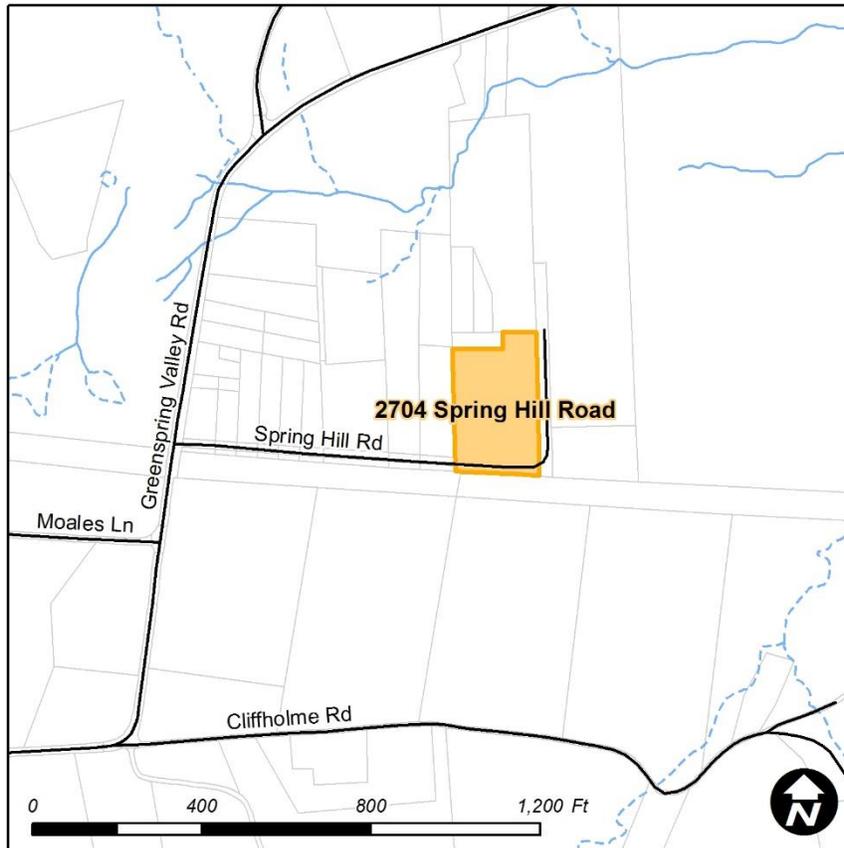
1620 York Road

DEVELOPMENT TRACK:	Limited	PAI #	80446				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	1620 York Road						
MAP	60	COUNCIL DISTRICT	3	PLAN SUBMITTED	10/27/2015		
BLOCK	18	LMA	CCA	PLAN APPROVAL	2/24/2016		
PARCEL	204	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	1.282
SFD	0	DVLP SFD	0	ZONING2	DR 3.5	ACRES	0.048
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.347
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



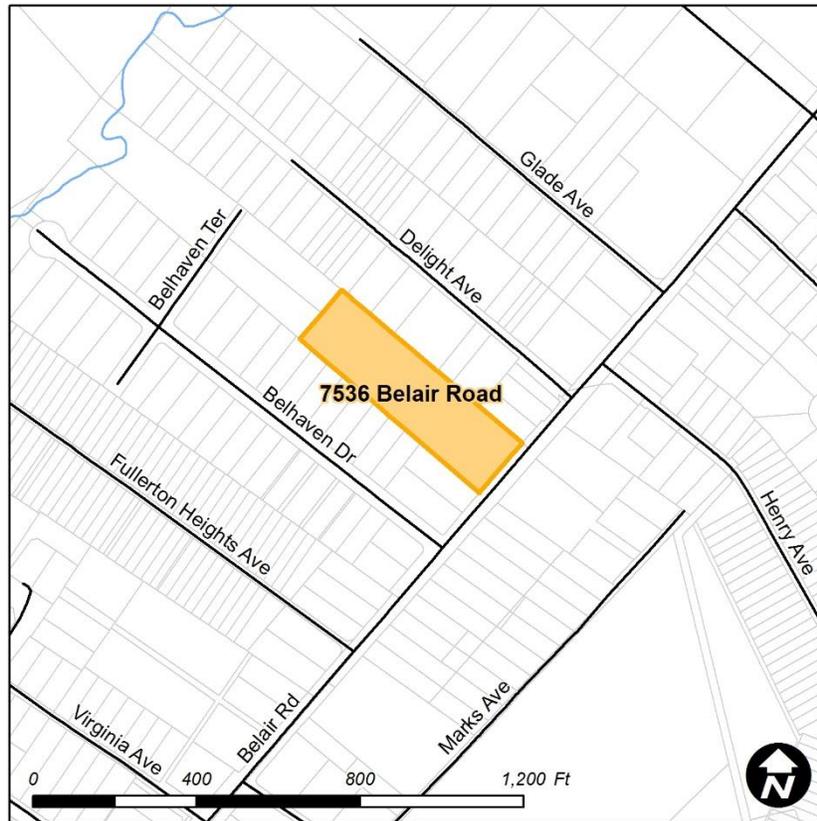
2704 Spring Hill Road

DEVELOPMENT TRACK:	Minor	PAI #	30509				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	15038M				
		LIMITED #					
LOCATION:	2704 Spring Hill Rd.						
MAP	68	COUNCIL DISTRICT	2	PLAN SUBMITTED	9/15/2015		
BLOCK	1	LMA	RRA	PLAN APPROVAL	3/28/2016		
PARCEL	509	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	RC 2	ACRES	1.41
SFD	1	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.41
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



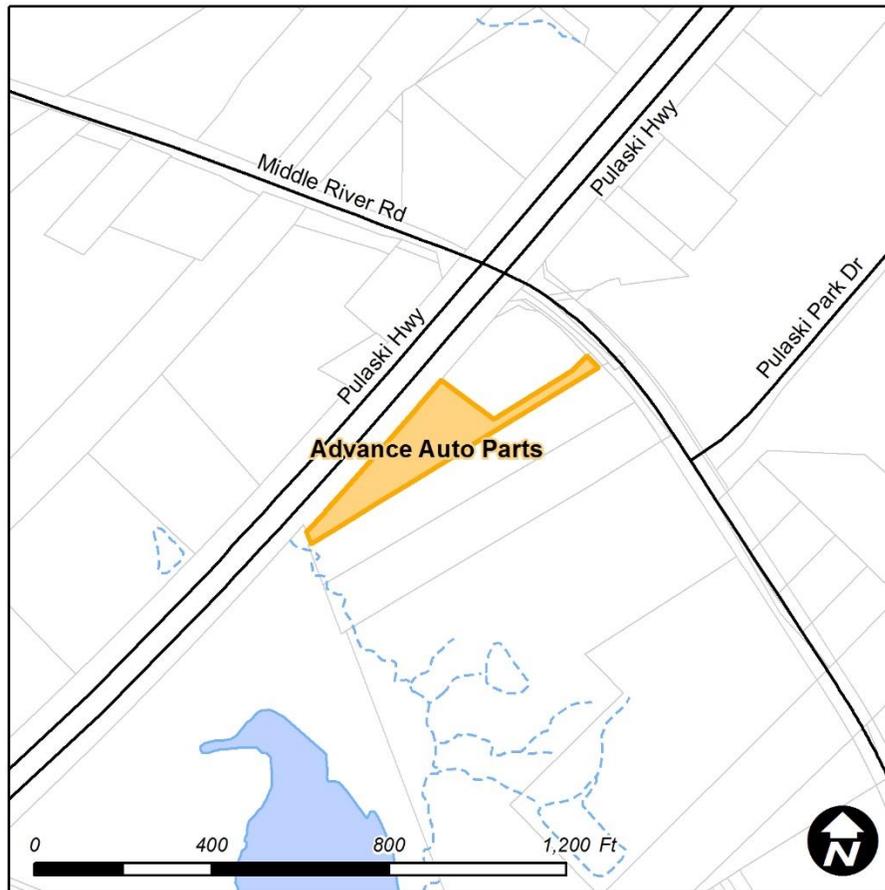
7536 Belair Road

DEVELOPMENT TRACK:	Limited	PAI #	140494				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	7536 Belair Rd.						
MAP	81	COUNCIL DISTRICT	6	PLAN SUBMITTED	9/2/2015		
BLOCK	16	LMA	CCA	PLAN APPROVAL	2/19/2016		
PARCEL	111	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES	1.16
SFD	0	DVLP SFD	0	ZONING2	BL	ACRES	1.03
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.19
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



Advance Auto Parts

DEVELOPMENT TRACK:	Limited	PAI #	150997				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	9523 Pulaski Hwy.						
MAP	82	COUNCIL DISTRICT	6	PLAN SUBMITTED	8/26/2015		
BLOCK	22	LMA	MRRA	PLAN APPROVAL	3/11/2016		
PARCEL	602	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BR-AS	ACRES	0.96
SFD	0	DVLP SFD	0	ZONING2	BR	ACRES	0.23
SFSD	0	DVLP SFSD	0	ZONING3	ML-AS	ACRES	0.03
SFA	0	DVLP SFA	0			TOTAL	1.48
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



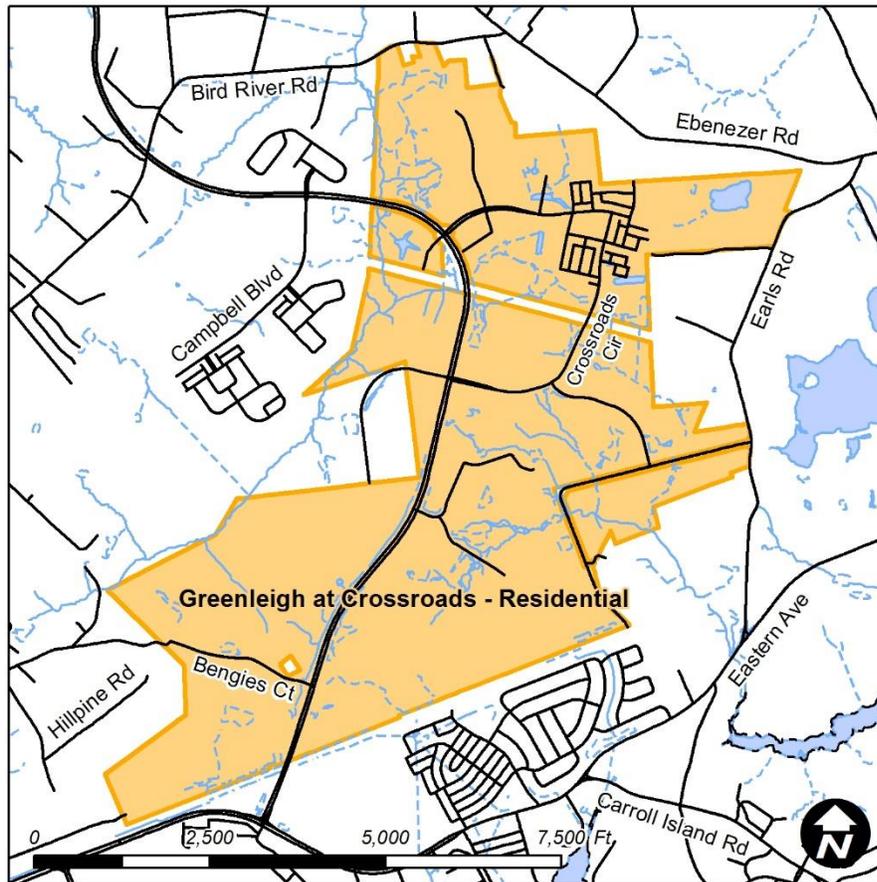
Family Dollar Store

DEVELOPMENT TRACK:	Limited	PAI #	130230				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	4301 Annapolis Rd						
MAP	109	COUNCIL DISTRICT	1	PLAN SUBMITTED	6/16/2015		
BLOCK	11	LMA	CCA	PLAN APPROVAL	3/15/2016		
PARCEL	362	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL-AS	ACRES	0.8307
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.8307
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



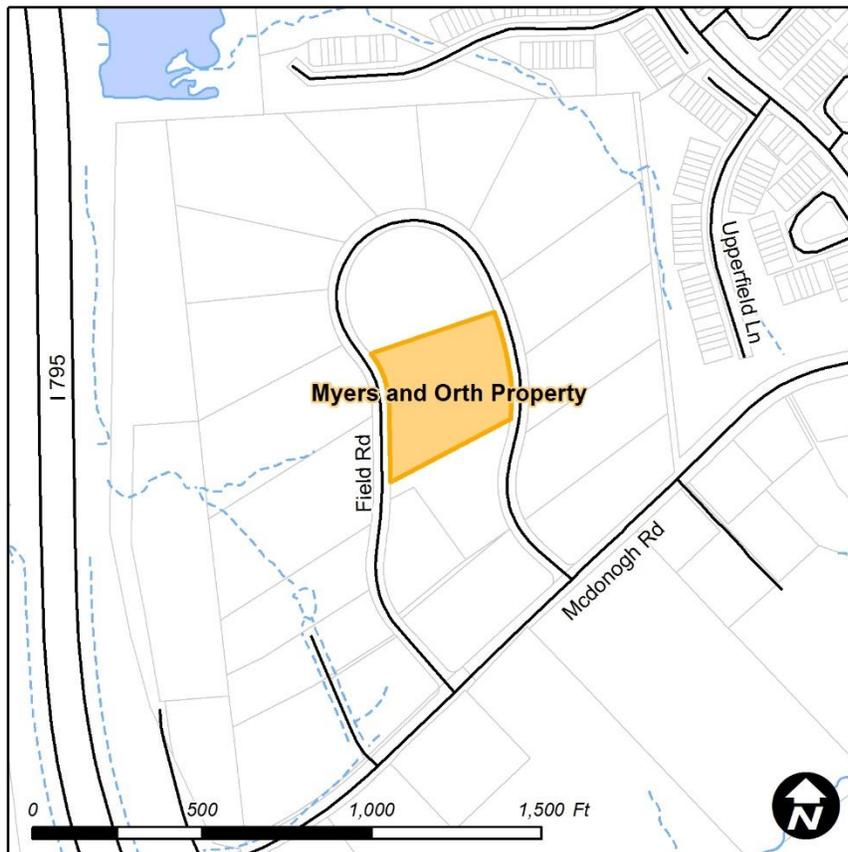
Greenleigh at Cross Roads-Residential

DEVELOPMENT TRACK:	Limited	PAI #	150788			
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:				
		LIMITED #				
LOCATION:	415 Williams Court					
MAP	83	COUNCIL DISTRICT	6	PLAN SUBMITTED	6/25/2015	
BLOCK	14	LMA	MRRA	PLAN APPROVAL	3/22/2016	
PARCEL	147	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	997	UNITS/LOTS	0	ZONING1	ML-IM	ACRES 176.51
SFD	289	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	708	DVLP SFA	0			TOTAL 176.51
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			



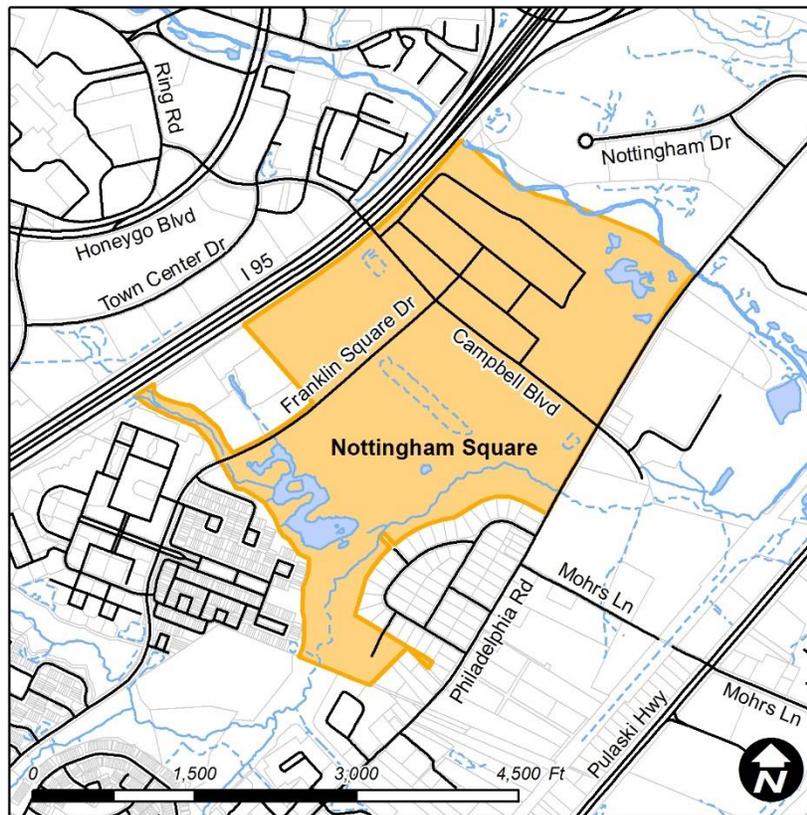
Myers & Orth Property

DEVELOPMENT TRACK:	Minor	PAI #	30508				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	15030M				
		LIMITED #					
LOCATION:	9110 Field Rd						
MAP	67	COUNCIL DISTRICT	2	PLAN SUBMITTED	8/5/2015		
BLOCK	17	LMA	OMGA	PLAN APPROVAL	1/11/2016		
PARCEL	101	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 1	ACRES	3.388
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	3.388
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



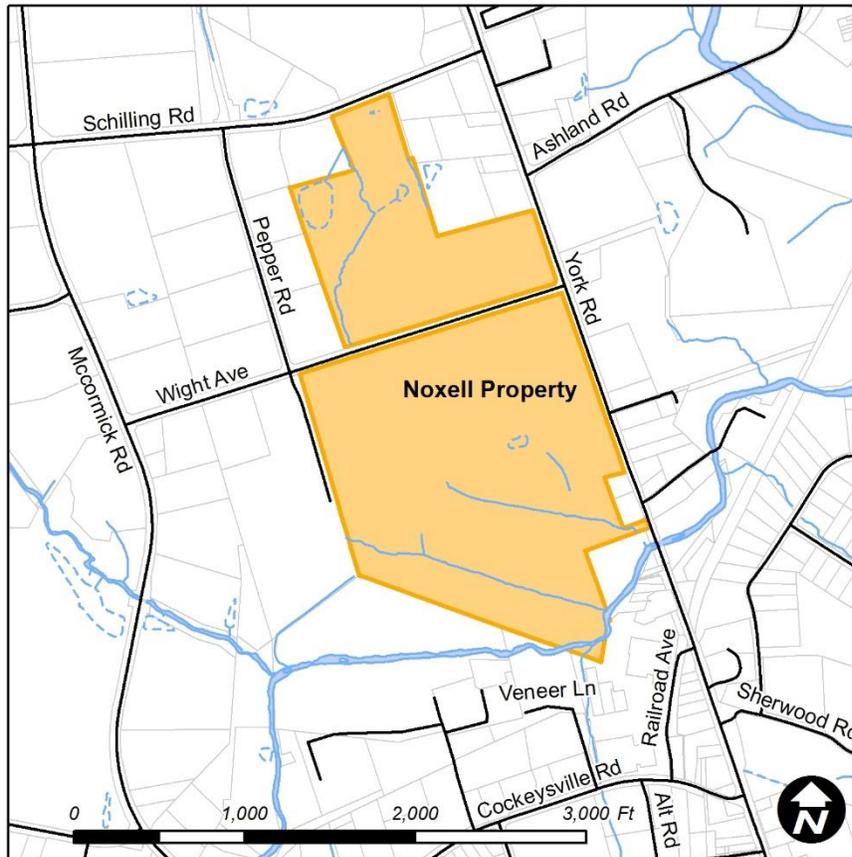
Nottingham Square

DEVELOPMENT TRACK:	Amendment	PAI #	140302				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	5240 Campbell Blvd						
MAP	82	COUNCIL DISTRICT	6	PLAN SUBMITTED			
BLOCK	3	LMA	CCA	PLAN APPROVAL	3/24/2016		
PARCEL	27	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BM	ACRES	38.7
SFD	0	DVLP SFD	0	ZONING2	ML-IM	ACRES	1.5
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	40
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



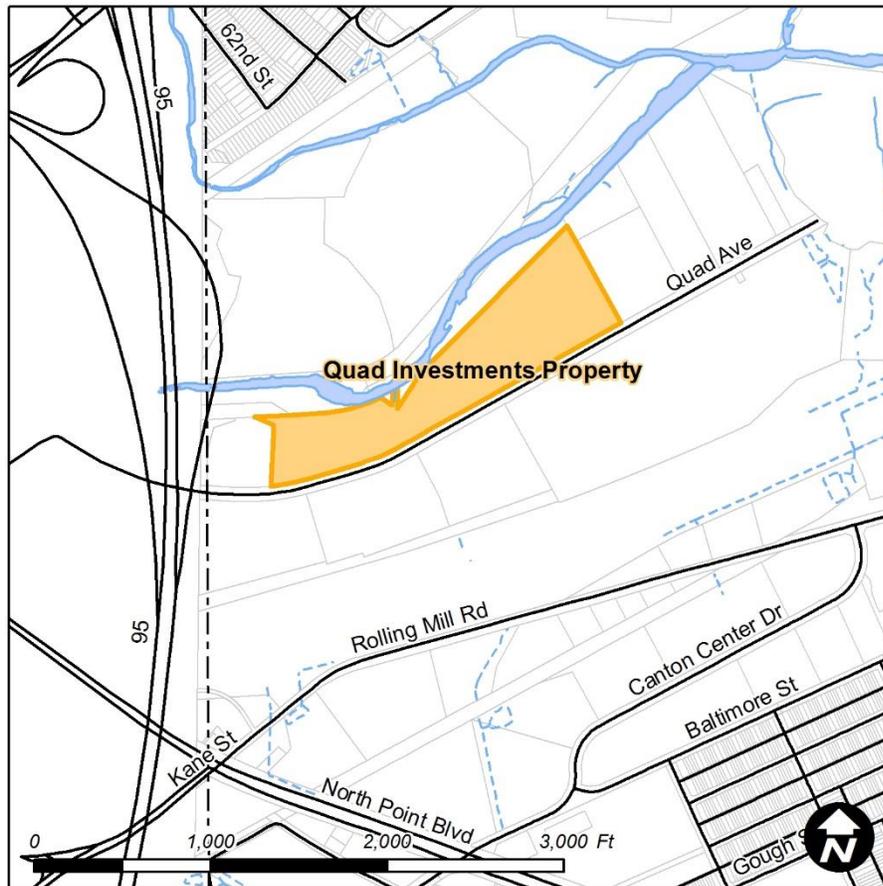
Noxell Property

DEVELOPMENT TRACK:	Limited	PAI #	80748				
DEVELOPMENT TYPE:	Office	MINOR SUB #:					
		LIMITED #					
LOCATION:	20 Wight Ave						
MAP	42	COUNCIL DISTRICT	3	PLAN SUBMITTED	11/3/2015		
BLOCK	15	LMA	EC	PLAN APPROVAL	2/2/2016		
PARCEL	77	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	0	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	3.06
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	3.06
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



Quad Investments Property

DEVELOPMENT TRACK:	Limited	PAI #	150951			
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:				
		LIMITED #				
LOCATION:	6820 Quad Ave					
MAP	96	COUNCIL DISTRICT	7	PLAN SUBMITTED	10/20/2015	
BLOCK	9	LMA	EC	PLAN APPROVAL	3/23/2016	
PARCEL	17	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	MH-IM	ACRES 19.286
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 19.286
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	2	DVLP OTHER	0			



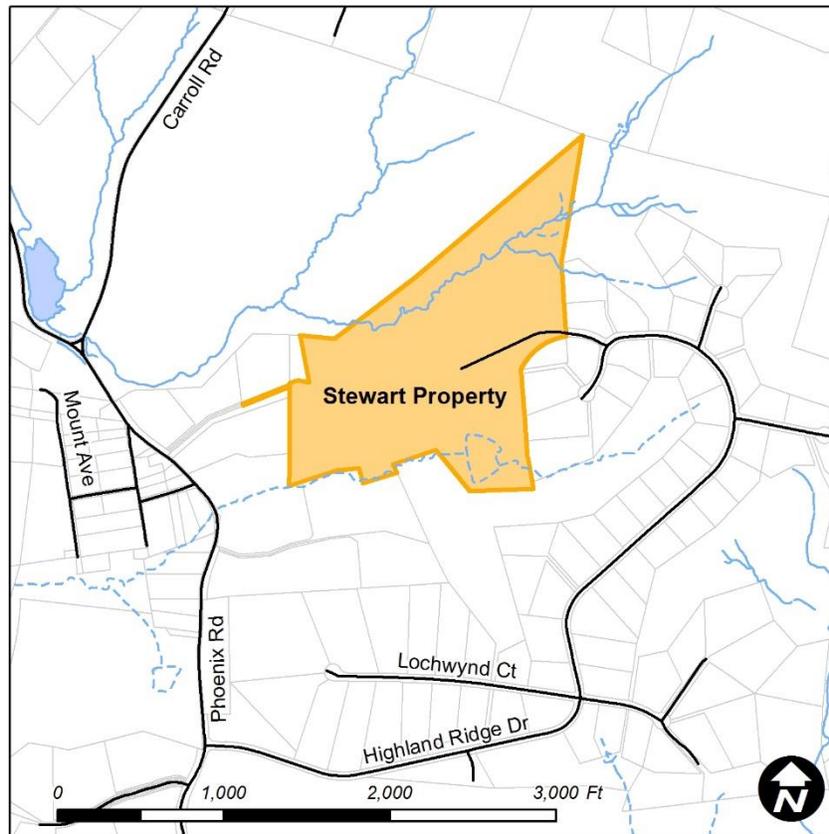
Rupprecht Property

DEVELOPMENT TRACK:	Minor	PAI #	111127				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14022M				
		LIMITED #					
LOCATION:	9625 Oakdale Ave						
MAP	71	COUNCIL DISTRICT	5	PLAN SUBMITTED	6/9/2014		
BLOCK	16	LMA	CCA	PLAN APPROVAL	2/2/2016		
PARCEL	279	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	DR 5.5	ACRES	1
SFD	3	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



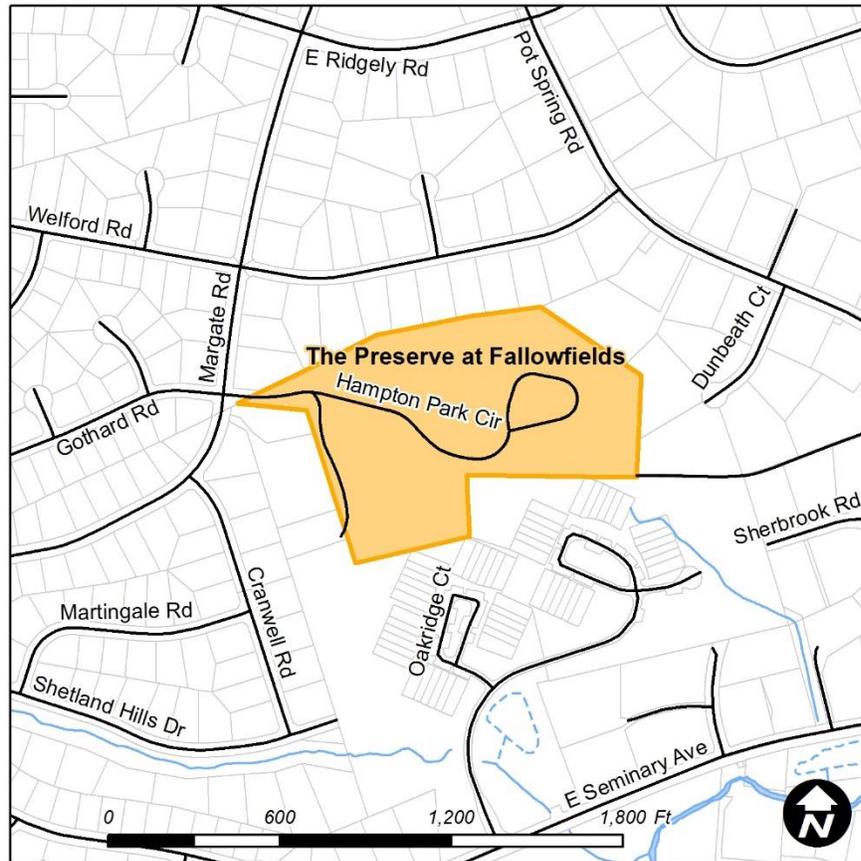
Stewart Property

DEVELOPMENT TRACK:	Major	PAI #	100322				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	14309 Phoenix Rd.						
MAP	36	COUNCIL DISTRICT	3	PLAN SUBMITTED	9/29/2015		
BLOCK	14	LMA	APPA	PLAN APPROVAL	3/14/2016		
PARCEL	87	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	10	UNITS/LOTS	9	ZONING1	RC 6	ACRES	35
SFD	10	DVLP SFD	9	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	35
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



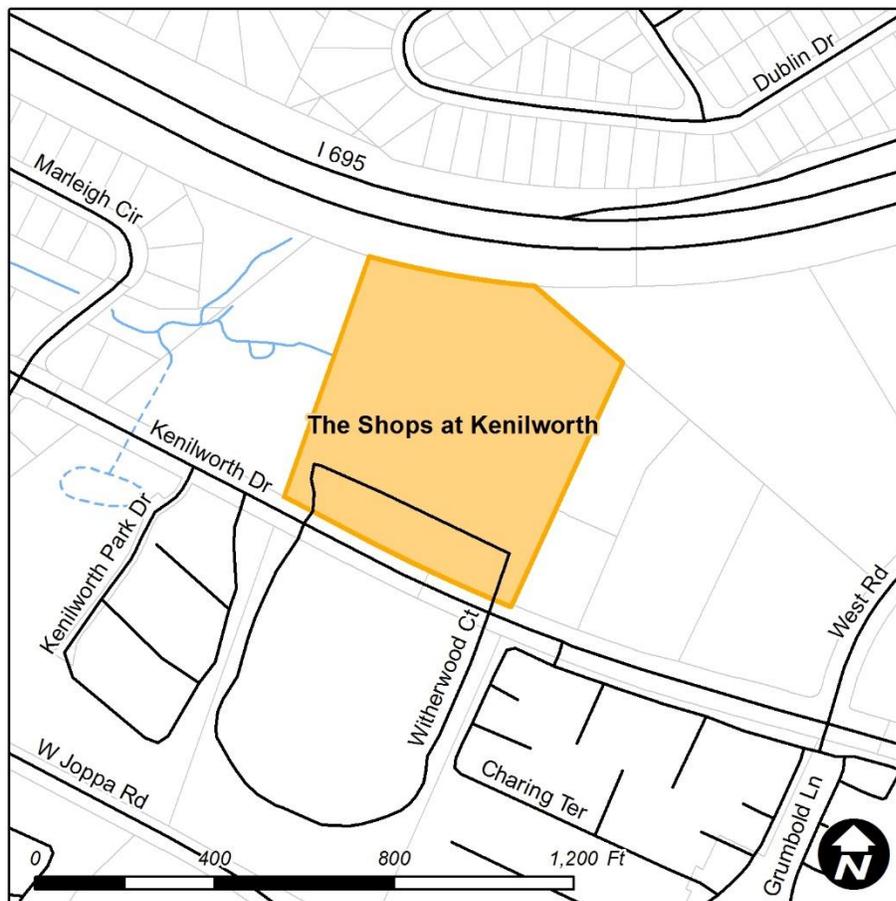
The Preserve at Fallowfields

DEVELOPMENT TRACK:	Major	PAI #	80889				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	1606 Pot Spring Rd						
MAP	61	COUNCIL DISTRICT	3	PLAN SUBMITTED			
BLOCK	14	LMA	CCA	PLAN APPROVAL	2/9/2016		
PARCEL	7	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	16	UNITS/LOTS	2	ZONING1	DR 2	ACRES	16.249
SFD	16	DVLP SFD	2	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	16.249
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



The Shops at Kenilworth

DEVELOPMENT TRACK:	Limited	PAI #	90282				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:	LIMITED #				
LOCATION:	800 Kenilworth Dr.						
MAP	69	COUNCIL DISTRICT	5	PLAN SUBMITTED	4/28/2015		
BLOCK	6	LMA	EC	PLAN APPROVAL	2/2/2016		
PARCEL	1022	Growth Tier	1				
#PROPOSED:		#DEVELOPED:		ZONING1	BM	ACRES	7.7207
UNITS/LOTS	6	UNITS/LOTS	3	ZONING2	DR 5.5	ACRES	0.4063
SFD	0	DVLP SFD	0	ZONING3		ACRES	
SFSD	0	DVLP SFSD	0			TOTAL	8.1271
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	6	DVLP OTHER	3				



TLBT LLC Development Plan

DEVELOPMENT TRACK:	Limited	PAI #	40748				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	601, 605 Main St.						
MAP	48	COUNCIL DISTRICT	2	PLAN SUBMITTED	6/30/2015		
BLOCK	23	LMA	CCA	PLAN APPROVAL	2/24/2016		
PARCEL	235	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BM-AS	ACRES	2.85
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.85
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				

